

# Memorandum:

**To:** John Rodolico, Mayor  
**From:** Steve Masalin, Public Works Director *sm*  
**Date:** January 5, 2012  
**Re:** Town Building Capital Needs  
**cc:** Planning Commission

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I have reviewed the major maintenance and improvement needs for the Town's buildings under the jurisdiction of the Public Works Department. I received input and confirmation from Bob Kardys, Buildings and Grounds Foreman. I have attached a list of the findings.

The total cost of these items is substantial; it would be far from feasible to tackle these items on-budget in a single year. Some of these items have been included in this year's CIP request. But most will likely face the same fate as last year; they will go unfunded.

In light of the significant immediate backlog of capital issues and imminent prospect of additional needs, I recommend that a comprehensive evaluation of Town building maintenance issues be conducted yielding both confirmation of need and funding options.

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## Town Building Capital Needs

\*submitted for FY13 CIP consideration

### Town Hall/Annex/Old Ambulance Bldg

- Boiler relocation/repairs (TH)
- Fire door replacement (continued-TH)
- Emergency power provision (TH, Annex)
- Bathroom upgrade (Annex)
- Council chamber asbestos tile abatement (Annex)
- Removal/replacement of buried heating oil tanks (TH, Annex)
- Parking lot drainage improvements/resurfacing\*

### Highway Garage/Transfer Station

- Reroofing (main building and flammable storage shed)\*
- Removal/replacement of buried fuel tanks with fuel station upgrade\*
- Replacement of wooden B & G storage building
- Storage improvements
- Parking lot drainage improvements/resurfacing\*

### Police Station

- Replace entire facility (negates need for following improvements)
- HVAC improvements (iaw scope of previous Bid # 2012-06)
- Parking lot drainage improvements/resurfacing (continued)
- Public water system connection
- Emergency generator replacement
- Gutter deicing improvements
- Carpet replacement

### EMS Building

- Heating efficiency improvements
- Emergency power improvements
- Balcony HVAC unit reorientation
- New roof access per new code requirements
- Heating flue replacement

### Bill Library

- Parking lot drainage improvements/resurfacing
- New sidewalk to south side door

### GF Library

- Natural gas conversion for HVAC
- Well abandonment

### Senior Center

- Carpet replacement
- Front sidewalk refurbishment
- Reroofing\*
- Parking lot drainage improvements/resurfacing

Old GF School

Roof repairs  
Heating system air compressor replacement  
Asbestos tile abatement

Old Ledyard Center Firehouse

Reroofing, including chimney and gutter repairs\*

ACO Facility

Cage replacement/refurbishment  
Heater replacements

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